



Abbey Lodge Bridge Road | £195,000
Romsey, Hampshire, SO51 8LJ



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Summary

Offered for sale with the bonus of no onward chain is this spacious first floor retirement apartment. Situated within Abbey Lodge in the town centre of Romsey, and benefitting from modern fittings throughout. In brief, the apartment comprises a shower room, double bedroom with fitted wardrobe and a generous open plan sitting/dining room along with a modern kitchen. A lodge manager is onsite weekdays, and communal facilities include immaculately kept gardens, resident's lounge, resident's laundry room and a well being suite.

Features

- Churchill age exclusive retirement development
- Ideally situated on a short flat walk into Romsey Town Centre
- Light and airy first floor apartment
- Modern kitchen with fitted appliances
- Beautifully kept communal grounds
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current B
Potential B

11, Abbey Lodge, Bridge Road, Romsey, Hampshire, SO51 8LJ

Entrance

Accommodation

The front door opens into a spacious entrance hallway which provides access to the sitting/dining room, shower room, double bedroom and a large storage cupboard. The sitting room is a large space with a pleasant double aspect, space for dining table and chairs and door opens into the kitchen. The modern kitchen has been fitted with a range of cupboards and drawers, built in electric oven with hob and extractor canopy over, a built-in fridge and built in freezer. The bedroom is a substantial double room benefiting from a useful fitted wardrobe providing ample storage, while the bedroom also overlooks the pleasant communal gardens. The shower room is fully tiled and fitted with a modern suite comprising WC, wash hand basin, enclosed shower cubicle and a chrome heated towel rail.

Outside

Abbey Lodge has beautifully maintained communal grounds to the rear of the accommodation. Including a large area laid to lawn, large patio seating area & shrubs bordering the gardens.

Location

The quiet and sought-after development of Abbey Lodge, Bridge Road, is situated in the centre of Romsey within a short level walk of the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Sellers Position

Offered with no forward chain

Tenure

Leasehold

Length of Lease

125 Years from 2014

Ground Rent

£331.15 per half year

Service Charge

£1349.09 per half year

Council Tax

Test Valley Borough Council - Band B

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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